

## State of the City Speech - January 22, 2013

It has been my privilege to have served the good people of Troutdale for the last 19 years, the last 16 years on the City Council of this beautiful little city. Now, as the elected Mayor, this message to the Citizens of Troutdale will detail the State of the City as of today, focusing on our accomplishments during 2012, and ending with a message to the city council moving forward.

### GROWING NOW AND PREPARING FOR MORE

- New construction in 2012 added about \$725,000 of residential value and \$6,339,200 of commercial value to the city's tax base.
- The City is supporting a plan to construct a gas-powered electrical generating plant in Troutdale. The proposed \$680 million **Troutdale Energy Center (TEC)** will consist of two separate generating plants that in combination can produce 650 million megawatts of electricity. As an incentive to bring this proposed use to Troutdale, the City Council approved a five-year Enterprise Zone tax abatement. Behind the scenes staff worked diligently with the applicant to design a system to deliver treated effluent (recycled water) from the City's Water Pollution Control Facility to the TEC for industrial cooling.
- The City recently adopted downtown zoning code revisions **allowing drive-through restaurants**. This change will allow businesses such as fast food restaurants and coffee stands to be placed in the downtown, while meeting certain architectural standards specific to the Central Business District.
- A local property owner (Dean Hurford) made the investment required to improve his site for future development at the **entrance to our downtown area**, on the NW corner of 257<sup>th</sup> & HCRH.
- The City negotiated an agreement with Metro for our **compliance with Title 13** requirements for fish and wildlife habitat conservation. The agreement settled several years of uncertainty over what the City must do to be found in substantial compliance with state and regional development requirements. The City Council adopted code amendments in July that pave the way for future environmentally-conscious development.
- The City joined with the other East County Cities, Multnomah County and Metro, in supporting the adoption of the **East Metro Connections Plan** by the Metro Council. The East Metro Connections Plan identifies transportation and other investments to advance economic and community development in our region. The plan was the product of a two-year effort that relied on collaboration across jurisdictional boundaries.
- The City continued to make progress toward completing tasks to update the City's comprehensive land use plan under the State's required periodic review process. The City received an \$80,000 State grant to help in that effort. The grant will update the City's **Transportation System Plan** and develop a Public Facilities Plan.
- The City successfully worked with Metro to remove the industrial designation of the **73-acre Edgefield North property** across Halsey Street from McMenamins Edgefield. This change paves the way for the City to amend the property's zoning from **Light Industrial to General Commercial** to better position the site for future development. **We have the second hearing tonight!**
- City staff is now implementing a **new paperless building permit system** that is being provided to local jurisdictions by the State of Oregon. This online technology will greatly improve customer service and speed up the building plan review process by allowing electronic submittals of plans,

modifications to plans and supporting documentation. Training is ongoing at this time, with a full implementation expected within the next 90 days.

- Troutdale's estimated **population** of 16,000 at the beginning of 2012 **increased to 16,005**.

## **URBAN RENEWAL PROGRESS**

- The prospects for **urban renewal area redevelopment** became much brighter in 2012 when Eastwind Development LLC, a major property owner in the urban renewal area, created its **vision** for building a multi-use commercial center on both its property and the city's former sewage treatment plant property. The City and Eastwind signed an agreement outlining steps they will take in **partnership** to accomplish this vision.
- Business Oregon provided another grant to further characterize contamination on the property; a necessary step to provide developers the certainty they need if they are going to invest in redeveloping the site. This \$65,600 State grant paid for soil sampling and laboratory testing to determine the **extent** of the soil and groundwater contamination and the **type of remediation** that will have to occur before the site can be developed.
- In order to get the riverfront renewal site closer to being redeveloped, the City successfully applied for a **\$200,000 Brownfield Assessment grant** from the Environmental Protection Agency. The grant will fund the final steps in assessing the nature and extent of site contamination along with doing risk assessment and cleanup planning which is important to the ultimate site development plan for the property.
- The Oregon Department of Transportation finalized an **easement** to secure City access to the property alongside I-84.
- A **Demolition Action Plan** defined the “road map” for demolishing the former sewage treatment plant in the Urban Renewal Area. The plan includes technical, safety and permitting guidance as well as cost and time estimates for demolition and removal of the various components of the former wastewater treatment plant site.

## **MAKING A BETTER PLACE TO LIVE, WORK AND VISIT**

- Allegations of impropriety concerning a **“construction project”** on Mayor Kight’s property consumed much time and attention in 2012 by the City Council and city staff. The staff did commendable work managing the associated contracts relating to the investigation, while the Council and staff handled both public and press demands for information. Final resolution of this issue will continue into 2013.
- Over 300 volunteers and several Public Works staff members helped rebuild and replace worn out sections of **Imagination Station at Columbia Park**. A Metro Bond offset the \$110,000 cost. Substantial trail and vegetation clearing also made the surrounding area safer for the public. The next step will be to install artificial play boulders.
- The finishing touches on the **Troutdale Centennial Arch** were completed when permanent lighting was installed last year through a grant from the International Brotherhood of Electrical Workers, and a plaque was recently placed on the rock base acknowledging their work.
- **2,750 persons** participated in our **recreation classes, camps and programs** in 2012, continuing to serve our residents. The Recreation Program, **unique** to East County cities, also made steady progress becoming more efficient and fiscally sound.

- Our **Recreation Program** coordinated several **outreach** efforts in addition to providing various classes and activities, including Arts 'n Crafts offered at SummerFest, Truck Town and Health Fair, and Shakespeare in the Park.
- The City was honored with a **Fitness Leadership award** from the Oregon Governor's Council on Physical Fitness and Sports for its summer day camp - Camp Kaleidoscope.
- The **City's newest park** was finally constructed on property once owned by Mt. Hood Community College at the corner of Stark Street and Troutdale Road. **College Nature Park** at Beaver Creek features an entry plaza highlighting the historic Beech Tree, a pleasant rock-surfaced walking path, an overlook of the adjoining wetlands and creek for nature and wildlife viewing, and a picnic area. The project included half-street improvements along its Troutdale Road frontage complete with storm water quality swales. Construction was funded primarily from Metro Open Space bond money and a grant from the Oregon Parks and Recreation Department.
- The first City-sponsored **community garden** opened at **Sunrise Park** after several years of planning and preparation. In its pilot year, 19 garden plots were made available to Troutdale residents seeking to test their green thumbs by growing their own vegetables. The community garden may expand in the future.
- We continue to provide **Municipal Court services**, that unfortunately stays pretty busy. In 2012 we conducted 48 trials, 176 misdemeanors, 126 ordinance violations and 1,340 traffic citations (= 4-5 per day)
- The annual **Spring Clean-up event** had traditionally been focused primarily on yard debris and had been declining steadily in participation for a few years. The City and Waste Management expanded the scope of the event considerably, providing opportunities for disposal of bulky items, tires and scrap among other new offerings. The results were a renewed vigor for the event, and a major increase in participation and the amount of waste collected and disposed. Residents expressed much appreciation for the opportunity to get rid of those difficult-to-dispose/recycle items.
- We now have a new, user friendly **commercial kitchen at the Cox Building**. Staff helped with careful shopping for equipment, hands on design and construction activity, as well as volunteer help, resulting in savings exceeding \$50,000. This improvement has received rave reviews from the renters of the facility and is designed for use by individuals, food professionals and outside caterers. We also addressed the grossly uneven and unattractive floor in the building's "Great Hall". The uneven floor was ground down, cracks repaired, leveled and resurfaced with an attractive low maintenance epoxy-type coating that will be durable and appealing for weddings as well as other social events for many years to come.
- An **intergovernmental agreement for building and mechanical inspections with Hood River County** was implemented, and has generated in excess of \$5,000 for our Building Department during the final two months of 2012.
- The Police Department and Public Safety Advisory Committee **Christmas Toy Drive at WalMart** was a huge success. 265 barrels of toys were collected, taken to Snowcap and delivered to East Multnomah County families the week before Christmas.
- The Police Department **raised over \$38,000 for Special Olympics of Oregon** by participating in the law enforcement torch run, polar plunge, Tip-A-Cop at Red Robin and Applebee's restaurants and collecting general donations.

## CITY HALL IS RELOCATED

- The news on our City Hall went from bad to worse in 2012. Detailed inspections disclosed significant structural deficiencies in the foundation and roof, and we were advised to move out of City Hall immediately. While preserving customer service, staff relocated operations from the old City Hall, that involved several steps:
  - Negotiated and executed leases for **two** downtown locations
  - Renovated the interim City Hall and Council Chambers leased spaces to meet minimum available space and ADA requirements, installed upgraded data and telephone services, and installed a state-of-the-art camera system in the new Council Chamber
  - Relocated **City Administrative** functions to a separate leased space downtown.
  - Relocated our **Building and Facilities and Community Development Departments** to vacant spaces in the Parks Building. This location, while inconveniently separated from City Hall, continues to have a large number of favorable comments from our customers related to being customer friendly with convenient parking and easy access to and from I-84.
- Staff also prepared a preliminary assessment and report addressing **future City Hall needs**. This report identified our basic departmental **space** needs as well as several potential "downtown" locations, including our former City Hall.
- The City Council has recently identified the possible need for an **Ad-Hoc City Hall Study committee** to assist us in exploring options for our future City Hall, although no citizen appointments to that committee have been made yet.

## OUTREACH TO AND SERVICE BY THE PUBLIC IS HONORED

- In addition to providing the **Champion** newsletter six times yearly, managing a wide variety of advisory committees, and maintaining a City website, the City created a **Facebook page** to improve outreach to our residents, businesses and guests.
- Our Recreation Program managed several efforts to promote and honor volunteer service to the community:
  - Jr. Leader volunteer program: Youth, ages 12-14, received work skills training and then volunteered in our summer day camp program
  - Little Trout Play Park is run by a team of volunteers
  - Retired committee members were honored in a **Volunteer Recognition Ceremony** held in April, and there's **another ceremony coming up on February 12, 2013**.

## FINANCIAL AND HUMAN RESOURCES PRUDENTLY MANAGED

- For the 22nd consecutive year the City earned the **Certificate of Achievement for Excellence in Financial Reporting**. Of the 38,000 municipal governments across the country, Troutdale is among only **3,500** which obtain this recognition of excellence.
- City Management controlled costs, in our continued difficult economic circumstances, while maintaining City services. This is the challenge before us in our upcoming Budget Committee meetings in April.

- Extended and challenging **labor contract negotiations** were conducted to provide **quality employee benefits** while improving cost effectiveness in health benefit expenditures.

## **PUBLIC SAFETY PRESERVED TODAY AND IMPROVED TOMORROW**

- On September 7, 2012 the **Troutdale Community Police Center** was dedicated. The architect and Project Manager, under the direction of the Police Chief, City staff, and City Council, have kept the project **on schedule and on budget**, despite changing out General Contractors in the middle of the construction process.
- Staff managed more than 1,500 **Code Enforcement** cases.
- Two Troutdale Police Officers continue assignments as School Resource Officers (SRO) at Reynolds High School. Our SRO's taught Gang Resistance Education and Training to students at Walt Morey Middle School.
- They also assisted with our **Sandy River Safety Program with AMR** during the summer months. A very successful lifeguard program at Glenn Otto Park. **In August, two Reserve Police Officers saved the life of a young woman who would likely have drowned had they not been present.**
- Police Department Detectives worked with the East Multnomah County Major Crimes Team to successfully solve several high profile cases to include the crimes of robbery, burglary, rape, sex abuse, serious assaults and homicide. Detectives arrested two men for stealing metal from a business worth \$50,000.
- In 2012 the Gresham Fire and Emergency Services responded to 1,239 calls in Troutdale. 35 of those were fires (including house, car, bark dust, etc.) and 857 were Emergency Medical responses.
- **Marcos Ugarte**, a teenager, heroically saved his neighbor from a house fire in 2012.
- The Police Department continued working with East Multnomah agencies to upgrade the **9-1-1** communication system.
- Staff tested procedures to notify all Troutdale property owners of emergencies using a system provided by Multnomah County. Staff also conducted the first emergency drill held in the City to anticipate and respond to a **Sandy River flood**, including testing evacuation procedures.
- The Police Department continued several outreach efforts to engage at-risk populations and community volunteers including:
  - Supporting partnerships that focus on reducing drug and alcohol use among youth;
  - Organizing the National Night Out Event with Neighborhood Watch volunteers
  - Assisting continuation of the Four Cities Youth Peer Court
- Lieutenant **Joel Wendland** graduated from the F.B.I. National Academy, an 11 week police executive training program.
- The Police Department met the State of Oregon standards for Re-Accreditation.

## **INFRASTRUCTURE IMPROVED AND PRESERVED CRITICAL PUBLIC SERVICES**

- The Public Works Department operated and maintained the water, sanitary sewer, storm drainage and local street systems, providing clean, safe drinking water, safe and effective waste collection and treatment, and reliable and effective drainage and transportation facilities that support livability and economic development.

- The City acquired ownership for free of **2.3 acres** immediately adjacent to the Sewage Treatment Plant formerly owned by GSA. The property will be utilized for the continuation of a Bio-solids program and future sewer plant operations.
- All features within the city's rights-of-way were mapped to an accuracy of **3 centimeters** by the City's Geographic Information Service that integrated over 5,000 infrastructure features from the **3D Mobile LiDAR project**.
- Several important maintenance and planning projects were completed, including:
  - Rehabilitation of Well 5
  - A local flooding problem was eliminated by installing an additional drywell at SW McGinnis Avenue, by Starbucks.
  - A new **Water Master Plan** providing a framework for management of and needed improvements to the City's water system over the next 20 years.
  - A new **South Troutdale Storm Drainage Master Plan**, providing a framework for storm water management and storm sewer system improvements over the next 20 years in the South Troutdale basin.

### **My challenge to this Council in moving forward**

#### **Seven Items demanding Attention this coming year:**

1. The tight budget situation in FY 2013-2014
2. Dangerous buildings and structures, like the Marino block
3. McMenamins and possibly others interest in developing north of Halsey
4. The Urban Renewal Area development, and working with Eastwind Development
5. The Marino block -- development, or dealing with a derelict property
6. Solutions regarding Mayor Kight's property
7. Tourism and Economic Development responsibilities and expectations of council

Amidst all of our duties and responsibilities,

- Strive to vote for the common good of ALL Troutdale citizens, not your own interests or agenda.
- Strive to work as a well-functioning team
- Strive to respect each other, even when you are on opposite sides of an argument, and the adrenaline and disbelief of fellow councilors sets in.
- Strive to make this wonderful city even better in the coming months and years
- Remember, the citizens voted you into this volunteer job to be good stewards of their city.

In conclusion, **The State of the City is good, but most of all poised for major improvements in the City;** We all can feel there's a healthy dose of expectations for this council and city staff, and it appears all the team is on board to make things happen, So let's have a good year.

Thank you

Doug Daoust  
Mayor of Troutdale